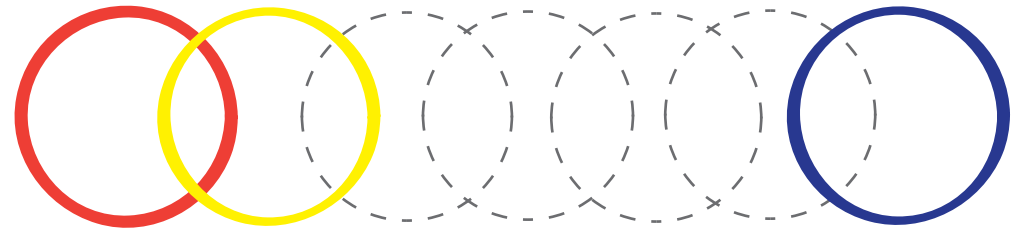


LIVE + WORK & E X P A N D

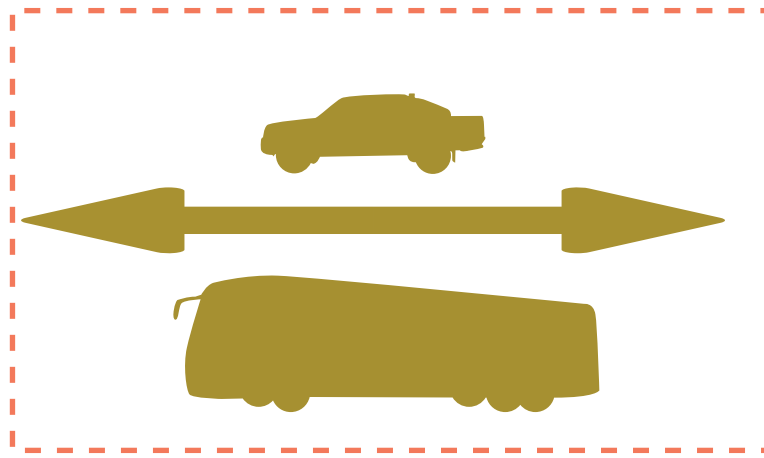


As Sydney city is developing, land value in city is increasing rapidly. All land in city is occupied by commercial development. All services are provided considering commercial development. People cannot afford to buy a house in city; they prefer to go to suburbs. They invest money on purchasing property in suburbs. Individual professionals have to invest some amount for renting place in city for practice. In addition to that, they have to travel every day to their workplace in city from suburbs. This makes very hard for small practices to establish in city. The mixed used convertible house will provide excellent opportunity to creative personals, small practices, individual professional to establish own practice within house and close to the city. He will not have to invest separate amount of money for hiring place in city, nor will he travel to city every day. The developments will in-house shared facilities like photocopying, conference rooms etc. These amenities will be available for hire on request. Retail block will support residential development with necessary amenities like cafes, restaurant, convenience stores etc. By introduction of prefabricated housing, initial investment cost will be reduced. As per requirement these prefabricated structures can expand by attaching another structure to increase floor space. Floor space can be used for different purpose as per requirement. By rearranging same floor space can be used as office area or living space. The targeted group of people will be benefited by shared amenities in order to grow their business without spending unnecessary amount of money for expensive space in city.



HOME
investment for home in suburbs

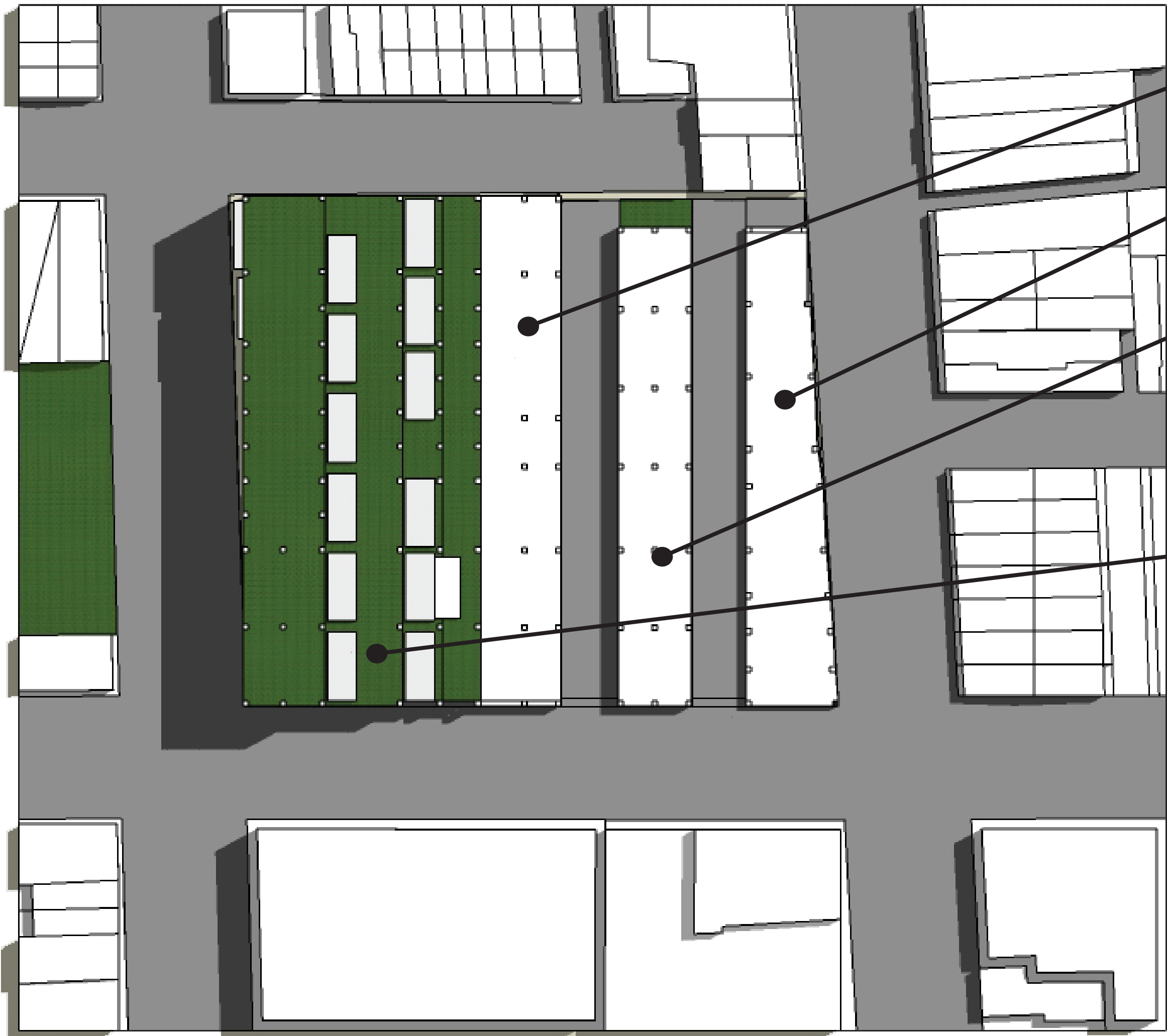
by providing workplace and home in same are will reduce investment for house and rent space in city, even will reduce time for travelling to work.



TRAVEL
daily travel for work by private or public transport



WORKPLACE
renting a small , expensive place in city,



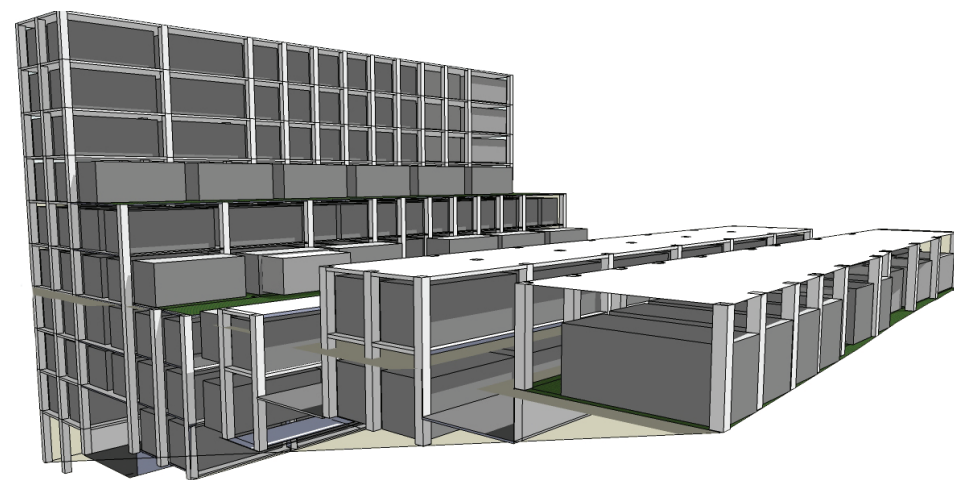
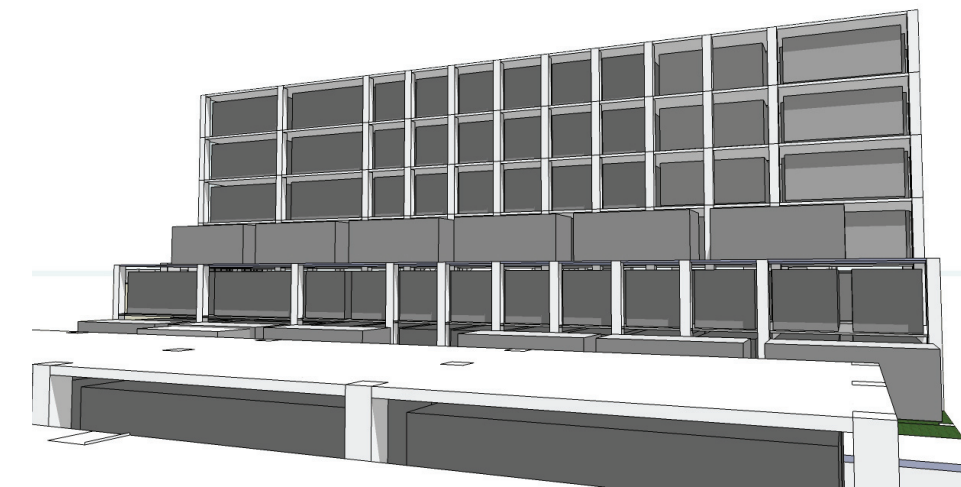
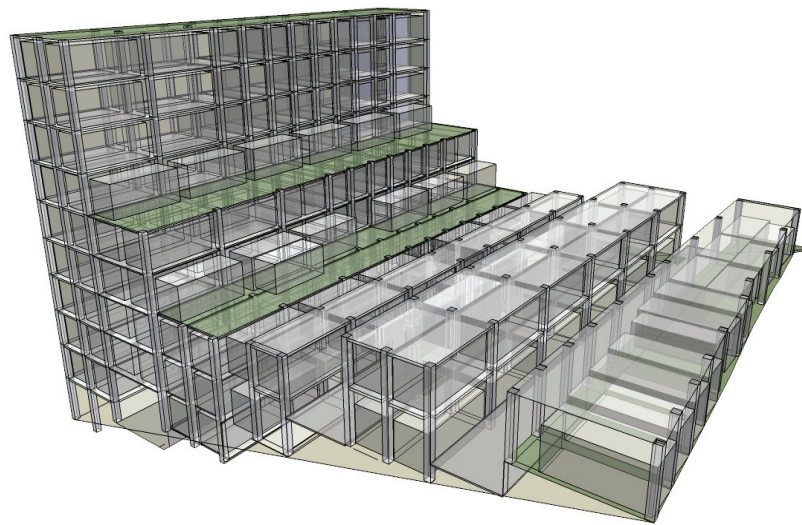
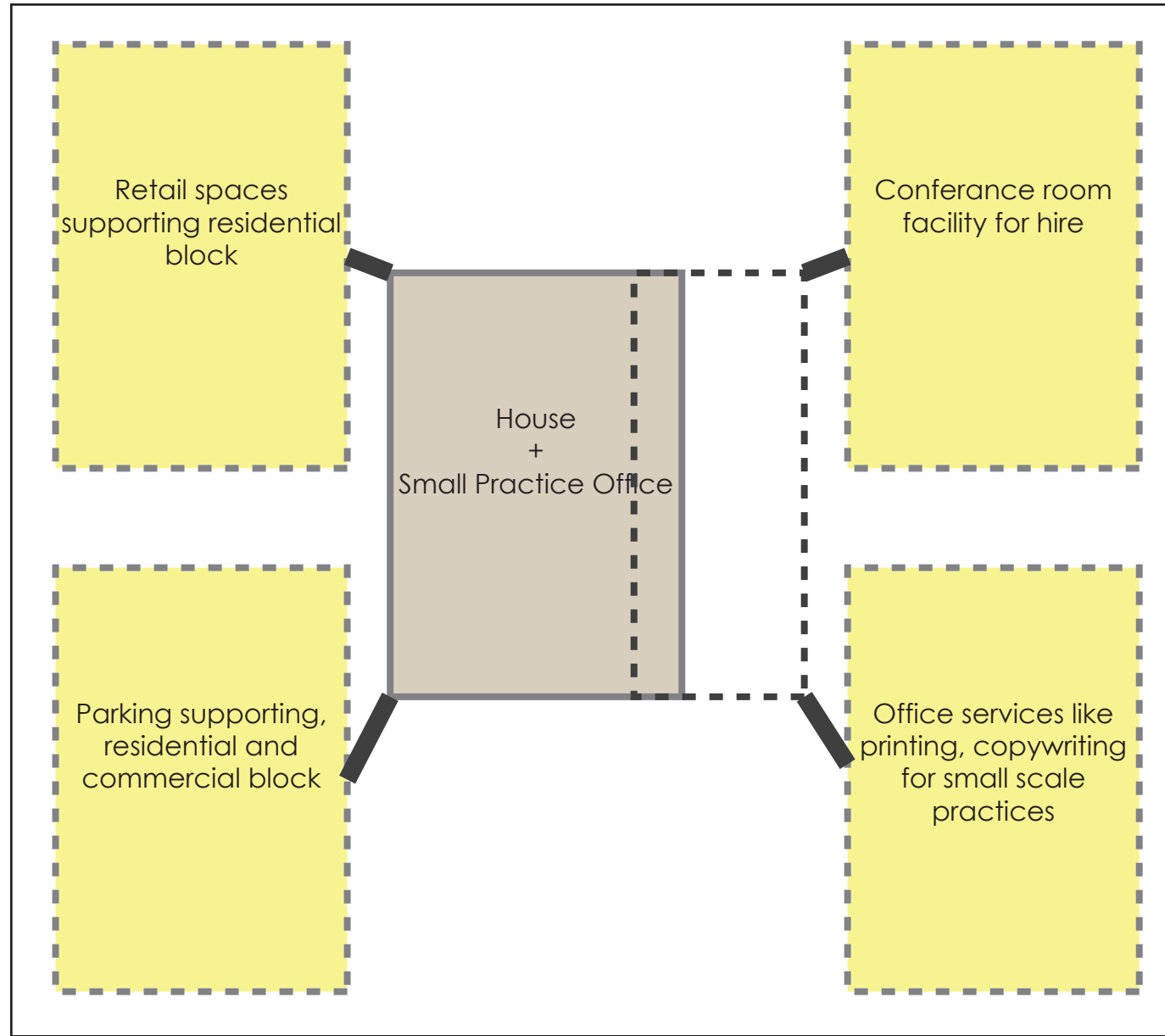
SITE LAYOUT

MID RISE MIXED USED APARTMENTS

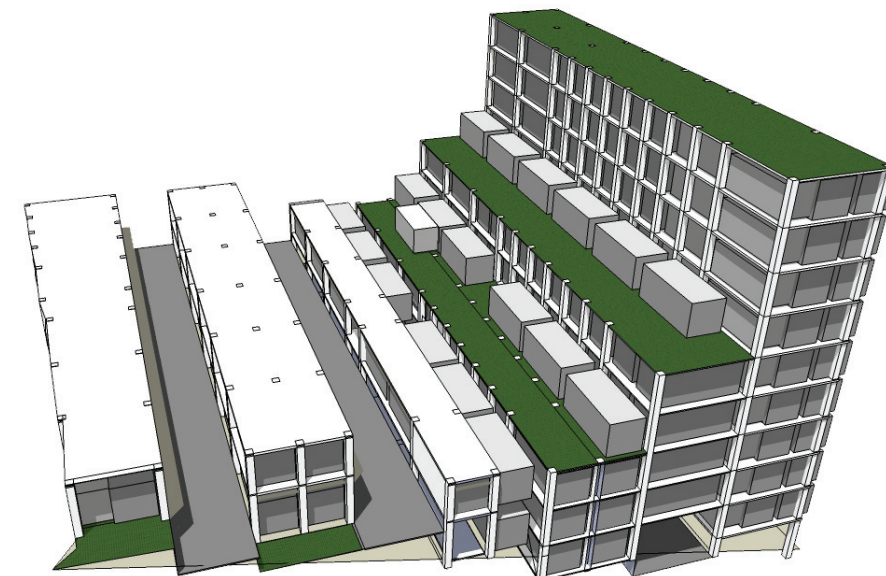
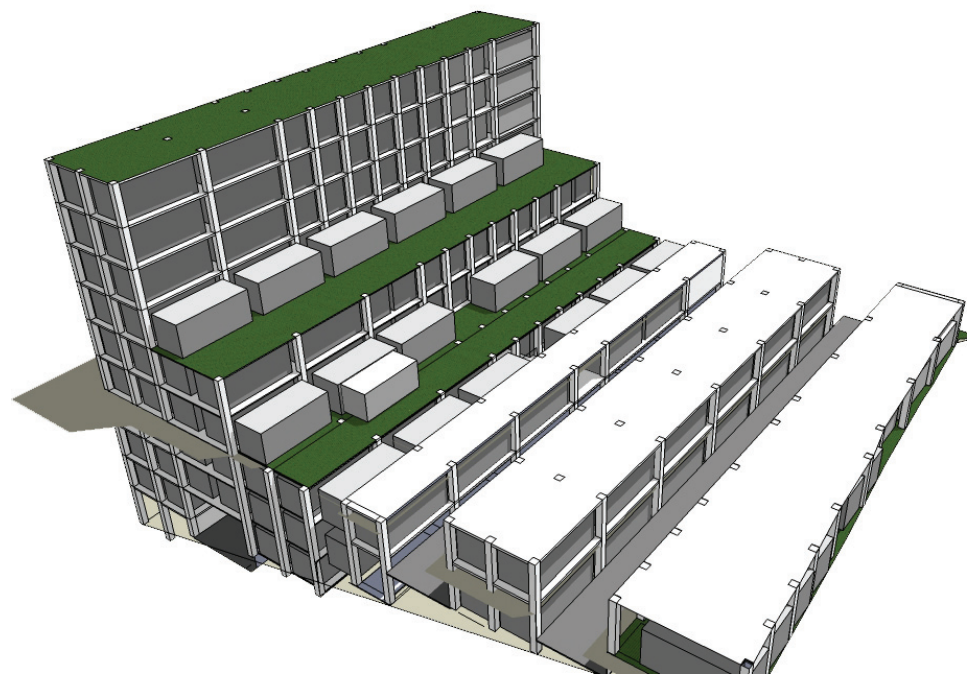
SINGLE STORY RETAIL 7 RESIDENTIAL BLOCK

OFFICE SPACES / COMMERCIAL BLOCK

HIGH RISE RESIDENTIAL APARTMENTS



VIEWS



SECTION A-A

Design Objectives

Social sustainability refers to the way the design of the house impacts on people's lives. A sustainable house is one that should be around for a long time, so it makes sense to consider future use at the design stage by looking to the future needs of the community. A socially sustainable house will contribute to safe and more satisfying communities that reinforce social networks, discourage neighbourhood crime and allow people of every age and ability to participate in their community throughout their life. An aesthetically pleasing and stimulating built environment will strengthen the sense of wellbeing of residents and people in the community.

Environmental sustainability has probably become the most understood and accepted element of sustainability in recent years. Environmental sustainability within residential dwellings relates to resource efficiency in terms of water and energy use and waste minimisation. Resource efficiency in housing is concerned with water efficiency in the house and garden; waste efficiency during construction and occupancy; and the reduction of greenhouse gas emissions due to good passive design in relation to house orientation and air flow through the house. It also relates to the efficient energy consumption of lights and appliances, including hot water systems, room heaters and air conditioners. Resource efficiency equates to lifestyle benefits for residents in terms of improved thermal comfort (social sustainability) and reduced running costs (economic sustainability).

Economically sustainable house is cost-efficient over the lifespan of the house. It balances up-front and construction costs against ongoing running costs, living costs, longterm maintenance costs, and the likely costs of future modifications, to provide a clearer picture of affordability. Economic sustainability considers cost savings at the community level. To minimize construction cost, transportation cost in order to provide affordable housing to consumers.

PRE-FAB Housing -

Parks, narrow streets and convenient transit stations were designed to get residents out of their cars. Jobs and retail were supposed to encourage people to work and shop where they live. Essentially, urban villages would deliver what isolated subdivisions hadn't - a sense of community.

